F.S.I. STATEMENT

WINGS	FLOOR	HEIGHT	B.UP AREA COMM.	B.UP AREA RESI.	TOTAL	TENA	LIFT AREA	FIRE LIFT AREA
WING –A	LOW.BASE.PARK.+UPP.BASE.PARK.+GR.PARK.+STILT 1 PARK.+STILT 2 PARK.+PODIUM+21 FL.	85.70 M.	--	14868.31	14868.31	84.00	14.32	5.29
WING –B	LOW.BASE.PARK.+UPP.BASE.PARK.+GR.PARK.+STILT 1 PARK.+STILT 2 PARK.+PODIUM+21 FL.	85.70 M.	--	8536.88	8536.88	42.00	9.62	4.60
WING –C	LOW.BASE.PARK.+UPP.BASE.PARK.+GR.PARK./GR.FL.+ MEZZ.+ STILT 1 PARK.+STILT 2 PARK.+ PODIUM+19 FL.	79.20 M.	593.94	14711.23	15305.17	139.00	14.56	5.29
TOTAL			593.94	38116.42	38710.36	265.00	38.50	15.18
	DRIVERS ROOM,LOBBY AREA & A–WING TERRACE TOILET		0.00	40.61	40.61	0.00	0.00	0.00
			593.94	38157.03	38750.97	0.00	0.00	0.00

LAYOUT PLAN

<<<--EXISTING 18.00 M. WIDE ROAD-->>>
<<<--PROPOSED 24.00 M. WIDE ROAD-->>>

PARKING STATEMENT

PARKING REQUIRED

NOS.	WINGS	CAR	SCOOTER
①	A WING	42	42
②	B WING	21	21
③	C WING	(T)39+06	(T)82+06
	TOTAL	108	151

VISITOR'S PARKING REQUIRED FOR TOTAL

NOS.		CAR	SCOOTER
	5% OF TOTAL	06	08
	TOTAL	114	159

50% ADDITIONAL PARKING PERMISSIBLE

NOS.		CAR	SCOOTER
	50% OF TOTAL	57	79
	TOTAL	171	238

PARKING PROVIDED

WINGS	CAR IND.	CAR STACK/ DEPENDENT	SCOOTER
LOW. BASE FL.PARK.	150	---	115
UPP. BASE FL.PARK.	23	250	134
GROUND FL.PARK.	11	116	69
STILT–1 PARK.	04	88	180
STILT–2 PARK.	13	152	142
TOTAL	201	606	640
TOTAL	807		640

PROVIDED PARKING STATEMENT

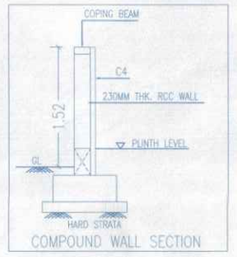
NOS.	REQUIRED	PROVIDED	EXTRA WITH PREMIUM
CAR	171	807	636
SCOOTER	238	640	402

PARKING AREA STATEMENT

	AREA REQUIRED	AREA PROPOSED
CAR	807 NOS. X12.50 SQ.M	10,087.50 SQ.M.
SCOOTER	640 NOS. X 2.00 SQ.M	1280.00 SQ.M.
TOTAL		11367.50 SQ.M.

F.S.I & NON F.S.I AREA STATEMENT

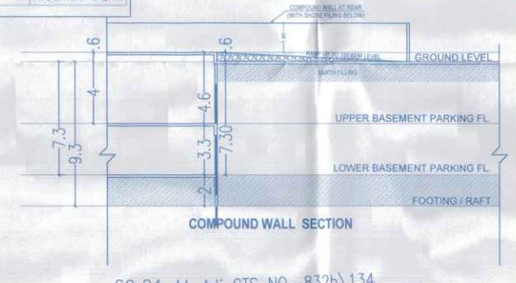
S. no	DESCRIPTION	AREA SQ.M.
1.	PROPOSED F.S.I AREA	38750.97
2.	NON F.S.I	
a)	BASEMENT 1 PARKING	5728.45
b)	BASEMENT 2 PARKING	5795.00
c)	RAFT AREA	5795.00
d)	GROUND FLOOR	5728.45
e)	STILT PARKING 1	3779.68
f)	STILT PARKING 2	4354.54
g)	PODIUM FLOOR	2368.00
h)	RECREATIONAL AREA	1839.00
i)	TERRACE	1878.00
j)	STAIRCASE CAP & LIFT CAP	300.00
k)	REFUGE AREA	506.60
3.	ANY OTHER	
a)	ARCHITECTURAL PROJECTION	2831.00
b)	STP	150.00
c)	TRASFORMER	250.00
d)	DG SET	110.00
e)	LIFT PITS	45.98
f)	CLUB HOUSE	130.00
g)	O.H.WATER TANK	185.00
h)	U.G.WATER TANK(DOMESTIC+FIRE)+PUMP RM	450.00
i)	WASTE WATER TREATMENT PLANT	60.00
j)	OWC	50.00
4.	TOTAL NON F.S.I	42334.69
5.	TOTAL F.S.I +TOTAL NON F.S.I	81085.66



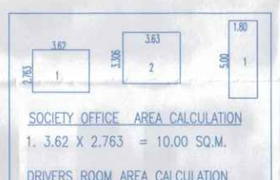
COMPOUND WALL SECTION

T.D.R.STATEMENT

T.D.R.ORIGINATED FROM	= 1) S. NO 12/1/3/1/12/1/2/2 WADGAON,PUNE. 2) S.NO.539/16A,C.T.S.NO.362,363 F.P.NO.160,GHORPADE PETH,PUNE. 3) PUNE,KHARADI,S.NO.57/5/DP/ROAD 12.M.D.P.ROAD,18M.D.P.ROAD, 24.M.D.P.ROAD & 30M.D.P.ROAD.
T.D.R.USED ON	= C.T.S No. 755/111/1 At – Kothrud, Pune.
T.D.R.AREA TO BE USED	= 3876.79 SQ.M.+707.84 SQ.M.
HEIGHT OF BUILDING	= 62.80 M
WORK STAGE PROGRESS	= ---
PRIVIOUS COMMENCEMENT CERTIFICATE NO.	= CC/2900/21 ,CC/4044/21
DATE	= 28.12.2021, 25.03.2022.
TOTAL PROPOSED FLOOR AREA	= 24,169.76 sq.m.
PROPOSED DRC NO.005270+005267+005271(REGULAR)=728.25 SQ.M.	
PROPOSED DRC NO. 004623 (SLUM)	= 3856.38 SQ.M.
PROPOSED DRC NO.005964 (REGULAR)=2953.20 SQ.M.	
ZONE OF LAND SURRENDERED	= 'C'



COMPOUND WALL SECTION



SOCIETY OFFICE AREA CALCULATION
1. 3.62 X 2.763 = 10.00 SQ.M.

DRIVERS ROOM AREA CALCULATION
1. 3.63 X 3.306 = 12.00 SQ.M.

LOBBY AREA (B–WING) CALCULATION
1. 1.80 X 5.00 = 9.00 SQ.M.

TOILET AREA (A–WING) CALCULATION
1. 1.78 X 2.70 X 2 = 9.61 SQ.M.

22.00+9.00 +9.61 = 40.61 SQ.M.

OPEN SPACE 01 AREA CALCULATION BY TRIANGULATION METHOD
ADDITIONS:
1. 0.50 X 36.27 X 12.83 = 232.66 SQ.M.
2. 0.50 X 36.27 X 14.19 = 257.34 SQ.M.
TOTAL = 490.00 SQ.M.

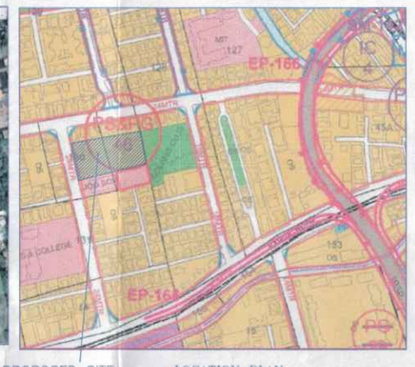
OPEN SPACE 02 AREA CALCULATION BY TRIANGULATION METHOD
1. 0.50 X 24.07 X 12.38 = 148.99 SQ.M.
2. 0.50 X 24.07 X 12.19 = 146.71 SQ.M.
TOTAL = 295.70 SQ.M.

TOD PLOT AREA CALCULATION
1. 0.5 X 64.16 X 20.70 = 664.05 SQ.M
2. 0.5 X 64.16 X 52.85 = 1695.43 SQ.M
TOTAL = 2359.48 SQ.M

TOTAL PLOT AREA CALCULATION
1. 0.5 X 137.91 X 55.71 = 3841.38 SQ.M
2. 0.5 X 137.91 X 61.65 = 4251.07 SQ.M
TOTAL = 8092.45 SQ.M
AREA AS PER SANCTIONED PLAN = 8091.52 SQ.M

AREA UNDER ROAD WIDENING
1. 0.5 X 67.29 X 3.489 =234.76 SQ.M

PROPOSED SITE GOOGLE IMAGE



LOCATION PLAN

AMINITY AREA	SQ.M.
FITNESS CENTRE	86.25
ENT. LOBBY	9.00
TOILET	33.06
CRECHE	13.06
SOCIETY OFFICE	12.00
DRIVERS ROOM	10.00
TOTAL	96.25

CARPET AREA STATEMENT (WING – A) BELOW 120 SQ.M.

FLOORS	RESIDENCE NO.	TYPES	NO.OF FLATS	CARPET AREA	ENCLOSE BALCONY	BALCONY AREA	DRY BALCONY	P.OFFICE	TOTAL
TYPICAL FLOOR PODIUM TO 21TH FL.	01,101,201,301,401,501,601,701,901,1001,1101, 1201,1201A,1401,1501,1601,1701,1801,1901,2001,2101	3 BHK	21	104.82	4.65	13.55	3.78	-	126.80
	02,102,202,302,502,602,702,902,1002,1102, 1202,1402,1502,1602,1802,1902,2002,2102	3 BHK + P.OFFICE	18	113.18	14.50	12.34	2.75	20.69	163.46
	03,103,203,303,503,603,703,903,1003,1103, 1203,1403,1503,1603,1803,1903,2003,2103	3 BHK + P.OFFICE	18	112.58	10.35	12.34	2.75	20.69	158.71
	04,104,204,304,404,504,604,704,904,1004,1104, 1204,1204A,1404,1504,1604,1704,1804,1904,2004,2104	3 BHK	21	107.64	4.37	13.55	3.78	--	129.54
	402,1202A,1702	3 BHK	03	113.18	14.50	12.34	2.75	---	142.77
	403,1203A,1703	3 BHK	03	112.59	10.35	12.34	2.75	---	138.02
	TOTAL FLATS = 84 NOS.		84						

CARPET AREA STATEMENT (WING – B) BELOW 120 SQ.M.

FLOORS	RESIDENCE NO.	TYPES	NO.OF FLATS	CARPET AREA	ENCLOSE BALCONY	BALCONY	DRY BALCONY	P.OFFICE	TOTAL
TYPICAL FLOOR PODIUM TO 21TH FL.	01,101,201,301,501,601,701,901,1001,1101, 1201,1401,1501,1601,1801,1901,2001,2101	3 BHK+ P.OFFICE	18	119.78	6.83	7.26	3.59	26.13	163.59
	02,102,202,302,402,502,602,702,902,1002,1102, 1202,1202A,1402,1502,1602,1702,1802,1902,2002,2102	3 BHK+ P.OFFICE	21	119.20	4.63	6.48	3.25	22.31	155.86
	401,1201A,1701	3 BHK	03	113.17	6.83	7.26	3.59	--	130.84
	TOTAL FLATS = 42 NOS.		42						

CARPET AREA STATEMENT (WING – C) BELOW 60 SQ.M.

FLOORS	RESIDENCE NO.	TYPES	NO.OF FLATS	CARPET AREA	ENCLOSE BALCONY	BALCONY	DRY BALCONY	P. OFFICE	TOTAL
TYPICAL FLOOR PODIUM TO 19TH FL.	01,101,201,301,401,501,601,701,901,1001,1101, 1201,1201A,1401,1501,1601,1701,1801	1 BHK+ P.OFFICE	18	52.89	5.05	6.48	2.57	12.50	79.48
	~~02,102,202,302,402,502,602,702,902,1002,1102,~~ 1202,1202A,1402,1502,1602	1 BHK+ P.OFFICE	16	51.20	10.16	6.48	2.57	8.99	79.39
	03,103,203,303,503,603,703,903,1003,1103, 1203,1403,1503,1603	1 BHK+ P.OFFICE	15	55.40	6.06	6.48	2.57	9.26	79.80
	04,104,204,304,404,504,604,704,904,1004,1104, 1204,1204A,1404,1504,1604	1 BHK+ P.OFFICE	16	55.40	6.06	6.48	2.57	9.26	79.80
	05,105,205,305,405,505,605,705,905,1005,1105, 1205,1205A,1405,1505,1605	1 BHK+ P.OFFICE	14	52.18	8.41	6.48	2.57	9.75	79.39
	06,106,206,306,406,506,606,706,906,1006,1106, 1206,1206A,1406,1506,1606,1706,1806	1 BHK+ P.OFFICE	18	52.30	5.63	6.48	2.57	12.50	79.48
	207,307,407,507,607,707,907,1007,1107, 1207,1207A,1407,1507,1607,1707,1807	1 BHK+ P.OFFICE	33	58.82		6.48	2.68	12.60	80.58
	208,308,408,508,608,708,908,1008,1108, 1208,1208A,1408,1508,1608,1708,1808								
	403,1203A	1 BHK	02	49.30	3.18	6.48	2.57	0.00	61.53
	1906	1 RK	01	39.58	0.00	0.00	2.57	0.00	42.15
	TOTAL FLATS = 133 NOS.		133						

CARPET AREA STATEMENT (WING – C) ABOVE 60 SQ.M.

FLOORS	RESIDENCE NO.	TYPES	NO OF FLATS	CARPET AREA	ENCLOSE BALCONY	BALCONY	DRY BALCONY	P. OFFICE	TOTAL
17TH,18TH & 19TH FLOOR	1702	2 BHK+P.OFFICE	01	102.50	13.32	13.18	2.57	10.54	142.11
	1705	3 BHK+P.OFFICE	01	119.57	14.52	13.18	2.57	10.62	160.46
	1802	3 BHK+P.OFFICE	01	117.80	16.29	13.18	2.57	10.62	160.46
	1805	3 BHK+P.OFFICE	01	119.57	14.52	13.18	2.57	10.62	160.46
	1902	3 BHK+P.OFFICE	01	117.80	16.29	13.18	2.57	10.62	160.46
	1905	3 BHK+P.OFFICE	01	119.57	14.52	13.18	2.57	10.62	160.46
	TOTAL FLATS = 06 NOS.		06						

OHWT WATER STORAGE TANK CAP. CALCU.		
WINGS	O/H. WATER TANK LTS.DOMESTIC	O/H. WATER TANK LTS.FIRE FIGHTING
WING –A	57000.00	20,000.00
WING –B	28500.00	20,000.00
WING –C	104700.00	20,000.00
TOTAL	190200.00	60,000.00

UGWT WATER STORAGE TANK CAP. CALCU.		
WINGS	U/G. WATER TANK LTS.DOMESTIC	U/G. WATER TANK LTS.FIRE FIGHTING
WING –A	85500.00	400000.00
WING –B	42750.00	
WING –C	157500.00	
TOTAL	285750.00	400000.00

STAMP OF APPROVAL

01/14

दि. 10/04/24
APPROVED SUBJECT TO CONDITION
APPROVED UNDER COMMENCEMENT CERTIFICATE NO. CC/2092/24

Building Inspector — Deputy Engineer — PUNE MUNICIPAL CORPORATION — BUILDING CONTROL DEPARTMENT — APPROVED

AREA STATEMENT		SQ.MT.	SQ.MT.
1 : Area of plot (Minimum area of a,b,c to be considered) a) as per ownership document (7/12,CTS extract) b) as per possession plot c) as per demarcation		8092.45 / 8091.52 / -- / --	
2 : Deductions for a) 24.00M. D.P. Road widening Area/Service Road b) Any D.P Reservation area (Total a+b)		234.76 / -- / --	
3 : Balance Area of Plot (1–2)		7,856.76	
4 : Amenity Space a) Required – b) Proposed –		--- / ---	
5 : Net Plot Area (3–4(c))		7,856.76	
6 : Recreational Open Space a) Required – (10%) b) Proposed –	785.67 / 785.67		
7 : Internal Road Area		–	TOD
8 : Plotable Area		5,497.28	2359.48
9 : built up area with reference to basic F.S.I as per front road width (sr.no.8x1.10)		6047.01	2595.43
10 : Addition of FSI on payment of premium a) Maximum permissible premium FSI –based on road width/TOD Zone. b) Proposed FSI on payment of premium.			
11 : In–situ FSI / TDR loading a) In–situ area against 24.00 M. D.P.road [2.0 x Sr.No.2 (a)] (234.76X2)=469.52		---	
b) PAID fsi (0.50) & (75 % OF 2.9 FOR TOD) (8091.52–2359.48)X0.5=2866.02 & 2359.48X2.9X0.75 =5131.87		2866.02	5131.87
c) TDR area (1.15) (25 % OF 2.9 FOR TOD) Permissible (8091.52–2359.48)X1.15=6591.85 & 2359.48X2.9X0.25 = 1710.62 Proposed i) Regular T.D.R Previous sanction=728.25 ii) New Prop.Sanction=2953.20 iii) Slum T.D.R (Previous Sanction)		728.25 / 1950.42 / 3148.54	1002.78 / 707.84
d) Green FSI (Gold Rating) (5% of Basic FSI)	302.35	----	----
e) Total in–situ/TDR loading proposed 11(a)+(b)+(c)+(d)		8693.23	6842.49
12 : Additional F.S.I. area under chapter no. 7		--	--
13 : Total entitlement of FSI in the proposal a) [9 + 10(a)+11(d)] or 12 whichever is applicable.		14,740.24	9437.92
b) Ancillary Area FSI upto 60% with Payment of charges. (593.94/1.80=329.96X0.60=263.96)		263.96	
c) Ancillary Area FSI upto 60% with Payment of charges. (14,740.24–329.96–14,410.28X0.60=8646.16)		8646.16	5662.75
d) Total Entitlement (a+b)		23,650.36	15,100.67
14 : Maximum utilization limit of F.S.I.(building potential)Permissible as per Road width (as per regulation no. 6.1or6.2or6.3or6.4 as applicable)x1.6 or 1.8		38,751.03 --	--
15 : total built–up area in proposal a) Existing Built–up Area. b) Proposed Commercial Built–up Area c) Proposed Residential Built–up Area d) excess double height terrace area counted in f.s.i (Total of a+b+c+d)		--- / 593.94 / 38,157.03 / --- / 38,750.97	
16 : F.S.I consumed (15/13)(should not be more than serial no.14above)		--	

LEGEND

PLOT BOUNDARY	THICK BLACK
PROPOSED WORK	RED
WATER LINE	BLACK DOTTED
DRAINAGE LINE	RED DOTTED

SPECIFICATIONS

R.C.C. FRAMED STRUCTURE.
0.15M THK BLOCK WALL & 0.10M. THK. SAND FACED PLASTER EXTERNALLY.
NEERU FINISHED PLASTER INTERNALLY.
M.M.TILE FLOORING
T.W.DOORS & M.S.WINDOWS.

Certificate of Area

Certified that the plot under ref. was surveyed by me on _____ & the dimensions of sides etc. of plot shown on plan are as measured on site & the area so worked out tallies with the area stated in the document of ownership/T.P.Scheme Records/Land Records Deptment/City Survey records.

Ar. PRAKASH KULKARNI
CA/98/22909

Owner's declaration

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by Pune Municipal Corporation. I/We would execute the structure as per sanctioned plans.Also I/We would execute the work under supervision of proper technical person so asto ensure the quality and safety at the work site.

Owner(s) name and signature

ARCHITECT	OWNER (P.A.H.)
Ar. PRAKASH KULKARNI CA/98/22909.	Mayur Corporation Through its Partner, Mr. K.B.JHALA.

PROJECT

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING AT. C.T.S.No. 755/111/1 AT- KOTHRUD, PUNE. TAL.HAVALI DIST- PUNE.

ARCHITECT
PRAKASH KULKARNI
ankur associates
ARCHITECTS
TEJOVALAYA, OFF. NO.- 101, 1ST FL., CTS. NO.-1187/18, GHOLE ROAD, SHIVAJINAGAR, PUNE - 411 005. PHONE - 020 66042600 / 01 / 02
Email : prakash@ankurassociates.in

DATE	SCALE	DRN. BY
12.04.2024	1:200	SONALI

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